

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of June 14, 2001 through July 19, 2001

Date: July 6, 2001

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for Iowa State University.

Executive Summary:

Iowa State University requests approval of the program statement, and a project description and budget (\$4,500,000) for the **Extension 4-H Youth Building** project, which would construct a new building to house the 4-H Youth Development and 4-H Foundation offices, University Extension - Continuing Education and Communication Services (CECS) Educational Materials and Marketing Services, and CECS Administration.

The University requests approval of a project description and budget (\$750,000) for the **Utilities Infrastructure-College of Business Building** project, which would extend utility services, including electrical, steam, compressed air, and chilled and domestic water, to the College of Business Building site.

The University requests approval of a revised project budget (\$25,075,000, an increase of \$500,000) for the **College of Business Building** project to incorporate reconstruction of a utility tunnel into the building construction.

The University requests approval of the following architectural/engineering agreements and amendments:

Agreement with Lerch Bates North America, Inc. (\$13,650) for the **Heady Hall-Elevator Modernization** project, which will update the elevators to meet current safety and code standards;

Agreement with Alvine and Associates, Inc. (\$306,300) for the **Telecommunications - Inside Plant Systems Upgrade** project, which will replace the telecommunications infrastructure in various campus buildings;

Agreement with Flad and Associates (\$90,000) for a **College of Veterinary Medicine-Feasibility Study**, which would develop a master plan to facilitate future remodeling and guide new construction to meet current and anticipated program needs;

Amendment (\$10,319) to the architectural agreement with Brooks Borg Skiles Architecture Engineering L.L.P. for the **Beardshear Hall - Remodeling** project to provide redesign for University requested changes and for an increased project scope for security and access control; and

Amendment (\$38,200) to the architectural agreement with Smith Metzger for the **Reiman Gardens - Conservatory** project for increased reimbursable expenses and testing services during the construction phase of the project.

Background and Analysis:

Extension / 4H Youth Building

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-------------|---------------------|
| Permission to Proceed | | March 1999 | Approved |
| Architectural Agreement—Pre-Design and Schematic (Brooks Borg Skiles Architecture Engineering, L.L.P.) | \$ 55,500 | July 1999 | Approved |
| Program Statement | | July 2001 | Requested |
| Project Description and Total Budget | 4,500,000 | July 2001 | Requested |

After the Board granted permission to proceed with this project in March 1999, it was put on hold while funding was finalized. The University now presents for Board approval the building program, and a project description and budget.

The goals of Extension / 4H Youth Building project are to:

- Provide increased and user-friendly access for all Iowa citizens and organizations to the scientific and technological resources of Iowa State University;
- Strengthen the 4-H Youth Development Program of ISU Extension, expanding the opportunities for Iowa youth; and
- Better engage Iowa youth and their families with ISU, helping them understand and appreciate the power of a good education in reaching their aspirations and potential.

It was noted in the March 1999 docket memorandum that the University proposed to locate the facility on the campus perimeter to accommodate public access to the building. The proposed site is west of Stange Road and north of the Administrative Services Building, as shown on Attachment A to this memorandum. A further explanation of the selected site will be provided at a later date during the schematic design presentation.

A summary of the Extension 4-H Youth Building spaces and program needs are as follows:

| <u>Space</u> | <u>Program Needs</u> | | |
|---|----------------------|---------------|------------|
| 4-H Youth Development | | | |
| Director and Associate Director | 260 | | |
| 4-H and Field Specialists | 1,380 | | |
| Support Staff and Students | <u>600</u> | | |
| Subtotal | | 2,240 | nsf |
| 4-H Foundation | | | |
| Director, Assoc. Director, and Accountant | 355 | | |
| Support Staff and Students | <u>310</u> | | |
| Subtotal | | 665 | nsf |
| 4-H Support Space | | | |
| Workroom, Library, and Storage | <u>2,020</u> | | |
| Subtotal | | 2,020 | nsf |
| Extension – Continuing Education and Communication Services (CECS) Educational Materials and Marketing Services | | | |
| Manager, Video/Publishing/Marketing/Radio Personnel | 1,745 | | |
| Support Staff, Graduate Assistants, and Students | | | |
| Subtotal | <u>970</u> | 2,715 | nsf |
| Extension – Continuing Education and Communication Services (CECS) Educational Materials and Marketing Services | | | |
| Video and Radio - Studio and Editing | 1,020 | | |
| Storage, Workroom, and Library | <u>1,090</u> | | |
| Subtotal | | 2,110 | nsf |
| Extension – CECS Administration | | | |
| Director and Associate Director | 280 | | |
| Financial Officer and Support Staff | <u>310</u> | | |
| Subtotal | | 590 | nsf |
| Way Opportunity Works (W.O.W.) Center (Welcome Center for 4-H Youth and Families) and Reception | 1,400 | | |
| Conference Rooms | 2,095 | | |
| Breakroom/Vending | <u>500</u> | | |
| Subtotal | | <u>3,995</u> | nsf |
| Total Building Net Assignable Square Feet | | 14,335 | nsf |
| Total Gross Square Feet | | 20,479 | gsf |
| Net / Gross Ratio | | 70 | % |

The following table summarizes the current location, by building, of the units, which would relocate to the new Extension 4H Facility and the anticipated uses of the spaces which would be vacated.

| Occupants in New Extension 4-H Building | Current Location | Current Square Footage | Proposed Occupants for Spaces to be Vacated by Extension/4-H Units |
|--|-----------------------|------------------------|--|
| 4-H Development | Curtiss Hall | 4,885 sq. ft. | Agriculture Administration |
| 4-H Foundation | | | Agriculture Experiment Station |
| Extension | | | Department of Economics |
| Extension – Continuing Education and Communication Services (CECS) | Admin. Services Bldg. | 4,713 sq. ft. | Telecommunications (currently located in Durham and Black Engineering) |
| CECS | Scheman Bldg. | 700 sq. ft. | Staff temporarily housed in Wallace Road Office Bldg. |

Subject to approval of the program statement, the schematic design process would begin with a scheduled completion date of January 2002. Construction would start in March 2002 and be completed in May 2003.

Project Budget

| | |
|-----------------------|--------------------|
| Construction Costs | \$3,353,100 |
| Professional Fees | 688,800 |
| Movable Equipment | 294,000 |
| Relocation | 24,500 |
| Project Contingencies | <u>139,600</u> |
| TOTAL | <u>\$4,500,000</u> |

Source of Funds

| | |
|---|--------------------|
| Income from Treasurer's Temporary Investments | \$2,000,000 |
| 4-H Foundation | 1,000,000 |
| ISU Foundation | <u>1,500,000</u> |
| TOTAL | <u>\$4,500,000</u> |

Utilities Infrastructure-College of Business Building
Source of Funds: Utilities Enterprise Funds

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---------------------------------|---------------|-------------|---------------------|
| Project Budget and Total Budget | \$750,000 | July 2001 | Requested |

This project would extend utility services to the College of Business Building site. Chilled water, natural gas, sanitary and water storm sewers, electric and steam extensions would be provided, as shown on Attachment B to this memorandum.

Permission to proceed with the project was not required since the project budget does not exceed \$1 million.

Project Budget

| | |
|-----------------------|------------------|
| Construction Costs | \$625,000 |
| Professional Fees | 113,900 |
| Project Contingencies | <u>11,100</u> |
| TOTAL | <u>\$750,000</u> |

College of Business Building

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-----------------------|----------------------|
| Permission to Proceed Architectural Agreement Pre-Design through Construction (Zimmer Gunsul Frasca Partnership) | \$ 1,887,000 | July 1999 May 2000 | Approved Approved |
| Program Statement and Proposed Location | | Oct. 2000 | Approved |
| Schematic Design | | Dec. 2000 | Approved |
| Project Description and Total Budget | 24,575,000 | Dec. 2000 | Approved |
| Architectural Amendments #1 and #2 | 97,600 | May 2001 | Approved |
| Architectural Amendment #3 | 10,220 | June 2001 | Approved |
| Revised Project Budget | 25,075,000 | July 2001 | Requested |

This project would construct a facility in the southeast corner of the central campus to consolidate the functions of the College of Business. The building would accommodate the University's newest and fastest-growing college by providing office, laboratory, and classroom spaces to meet the unique needs of modern business programs.

The University has identified utility work associated with this project, which is part of the general utility infrastructure plan for campus. As the planning for the College of Business Building progressed, it became apparent to the University that it would be more cost and schedule effective to perform a portion of this work, specifically the steam tunnel reconstruction, in conjunction with the building construction. The routing of the existing steam tunnel crosses the footprint of the new building and the rerouted tunnel will become an integral part of the new building's foundation wall construction. Adding the funds originally designated for this portion of the utilities project to the College of Business construction budget will increase the budget by \$500,000.

Project Budget

| | Project Budget (Dec. 2000) | Revised Budget (July 2001) |
|-----------------------|----------------------------------|----------------------------------|
| Construction Costs | \$18,882,500 | \$19,349,900 |
| Professional Fees | 3,410,800 | 3,435,800 |
| Movable Equipment | 1,550,000 | 1,550,000 |
| Relocation | 50,000 | 50,000 |
| Project Contingencies | <u>681,700</u> | <u>689,300</u> |
| TOTAL | <u>\$24,575,000</u> | <u>\$25,075,000</u> |

Source of Funds

| | | |
|-----------------------------------|---------------------|---------------------|
| Capital Appropriations | \$11,200,000 | \$11,200,000 |
| ISU Foundation | 13,375,000 | 13,375,000 |
| Facilities Overhead Use Allowance | <u>500,000</u> | <u>500,000</u> |
| TOTAL | <u>\$24,575,000</u> | <u>\$25,075,000</u> |

Heady Hall—Elevator Modernization
Source of Funds: General University Funds

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-------------|---------------------|
| Project Description and Total Budget | \$275,000 | June 2001 | Approved |
| Engineering Agreement (Lerch Bates North America, Inc.; Minneapolis, MN.) | 13,650 | July 2001 | Requested |

Passenger elevators #1 and #2 in Heady Hall require extensive modernization to meet current safety and code standards. The proposed scope of work includes replacing the outdated and worn horizontal cable drive selector system, which controls the elevator's acceleration, deceleration, and leveling at the floor. In addition, the work will install elevator controls with new microprocessor control systems. Other electrical components that will be replaced include motor-generator sets, door operators, signal fixtures and related wiring.

The University requests approval of an engineering agreement with Lerch Bates North America, Inc. of Minneapolis, Minnesota, in the amount of \$13,650 including reimbursable expenses, for architectural and engineering services from predesign through construction of the project. To the best of the University's knowledge, Lerch Bates is the only architectural / engineering firm that specializes in elevator and conveying systems design. The University has been utilizing the services of the firm for several years, and requires all architectural consultants to use Lerch Bates as a subconsultant on projects with elevators.

Telecommunications—Inside Plant Systems Upgrade

Source of Funds: Telecommunications Facilities Revenue Bonds, Telecommunications Improvement and Extension Funds, ISU Foundation, and Institute for Physical Research & Technology

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--|---------------|-------------|---------------------|
| Project Description and Total Budget | \$ 1,500,000 | July 1999 | Approved |
| Engineering Agreement – College of Design and Applied Science II (Alvine and Associates, Inc. Iowa City, IA) | 28,000 | Dec. 2000 | Approved |
| Construction Contract Award - College of Design and Applied Science II (ABC Electric) | 403,730 | June 2001 | Ratified |
| Revised Project Budget | 1,640,750 | June 2001 | Approved |
| Engineering Agreement (Alvine and Associates, Inc., Iowa City, IA) | 306,300 | July 2001 | Requested |

This project will upgrade the communications infrastructure in a number of campus buildings. This work will address various deficiencies such as the location of equipment entrances into the buildings, system security issues, outdated wiring that will not support current technology, and the lack of video and backup power systems. The University has identified and prioritized the various deficiencies associated with the communications infrastructure for each campus building.

The University requests approval of an engineering agreement, in the amount of \$306,300 including reimbursable expenses, with Alvine and Associates for engineering services required to replace the telecommunications infrastructure in 15 buildings.

College of Veterinary Medicine-Feasibility Study

Source of Funds: ISU Foundation

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-------------|---------------------|
| Feasibility Study (Flad and Associates; Madison, Wisconsin) | \$90,000 | July 2001 | Requested |

Regent Procedural Guide §9.05A.4. requires that the Board approve feasibility studies for which the fee will exceed \$50,000. The University requests approval of an agreement with Flad and Associates of Madison, Wisconsin, in the amount of \$90,000, for a feasibility study for the College of Veterinary Medicine – Teaching Hospital and Diagnostics Laboratory.

The University reports that the College of Veterinary Medicine - Teaching Hospital and the Diagnostics Laboratory areas need to be upgraded to improve outdated facilities that jeopardize accreditation. Functional, service and quality improvements will help the units better serve their clientele and will aid in staff retention and recruitment.

According to the University, the feasibility study would evaluate the following:

- Functional deficiencies of the existing facilities;
- Space needs with particular attention to the size and location of rooms;
- Functional requirements with attention to people, patient and material flows;
- Needs and goals for future facilities; and
- Other items as they relate to the overall goals of the Teaching Hospital and the Diagnostics Laboratory.

The University reports that the firm of Flad and Associates was selected for this study because of its extensive experience in the design of Veterinary Medicine teaching and research facilities. The University believes that there is no Iowa based consulting firm that could provide the necessary expertise and timely response that can be achieved by the use of Flad and Associates. The study is scheduled to be completed by September 1, 2001.

Beardshear Hall-Remodeling

Source of Funds:

Income from Treasurer's Temporary Investments, General University / Building Repair Funds, Business and Finance Endowment Administrative Reserve Funds, Telecommunications Improvement and Extension Funds, ISU Foundation, and Unrestricted Gifts

| <u>Project Summary</u> | | | |
|--|---------------|-------------|---------------------|
| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
| Permission to Proceed | | July 1998 | Approved |
| Project Description and Total Budget | \$ 5,750,507 | July 1998 | Approved |
| Architectural Agreement through Schematic Design (Brooks Borg and Skiles) | 80,390 | Oct. 1998 | Approved |
| Construction Contract—Replace Roofs A, E and F (Wood Roofing Company) | 200,650 | March 1999 | Ratified |
| Program Statement | | June 1999 | Approved |
| Schematic Design | | July 1999 | Approved |
| Architectural Agreement through Construction Services (Brooks Borg and Skiles) | 621,720 | July 1999 | Approved |
| Amendments #1-3 (Brooks Borg and Skiles) | 66,412 | | Approved* |
| Construction Contract - General Construction (HPC, L.L.C.) | 3,552,000 | July 2000 | Ratified |
| Revised Project Budget | 6,076,707 | Oct. 2000 | Approved |
| Construction Contract - Telecommunications (Wiring by Design) | 266,000 | Feb. 2001 | Ratified |
| Revised Project Budget | 7,996,807 | June 2001 | Approved |
| Change Orders (Estimated Amount) | 777,200 | June 2001 | Approved |
| Architectural Amendment #4 (Brooks Borg and Skiles) | 10,319 | July 2001 | Requested |

*Approved by the University in accordance with Board procedures.

This project will remodel space in Beardshear Hall to consolidate various student-related functions in one central campus location. The focus of the project is development of the Student Answer Center, which will consolidate various student service units on the ground level of the facility. The project will also relocate and consolidate other administrative offices within the building, and address building code, accessibility, and life safety deficiencies.

The University requests approval of an amendment (\$10,319) to the architectural agreement with Brooks Borg and Skiles to provide redesign for University requested changes and an increased project scope for security and access control. Approval of the amendment will not require an increase in the total project budget.

Reiman Gardens - Conservatory

Source of Funds: ISU Foundation

| <u>Project Summary</u> | | | |
|--|---------------|-------------|---------------------|
| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
| Permission to Proceed | | March 1999 | Approved |
| Project Description and Total Budget | \$ 7,835,300 | July 1999 | Approved |
| Architectural Agreement through Schematic Design (Architects Smith Metzger) | 739,740 | July 1999 | Approved |
| Program Statement | | Nov. 1999 | Approved |
| Schematic Design | | June 2000 | Approved |
| Revised Project Budget | 9,624,300 | June 2000 | Approved |
| Architectural Amendment #1 (Architects Smith Metzger) | 97,790 | June 2000 | Approved |
| Construction Contract Award (Story Construction Company) | 7,778,000 | June 2001 | Ratified |
| Revised Project Budget | 9,901,300 | June 2001 | Approved |
| Architectural Amendment #2 (Architects Smith Metzger) | 15,525 | | Approved* |
| Architectural Amendment #3 (Architects Smith Metzger) | 38,200 | July 2001 | Requested |

*Approved by the University in accordance with Board procedures.

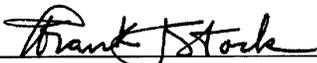
This project will construct a conservatory facility at the Reiman Gardens to support the University's multi-disciplinary academic programs and extension activities at the Gardens, particularly those activities of the Department of Horticulture. The primary features of the facility will include a glass structure garden conservatory area which will be used for permanent and rotating plant displays, growing greenhouses for plant production, a head house for preparation of plants for production and display, and a butterfly flight house and laboratory. The facility will also include an auditorium and multi-purpose room for educational and outreach activities consisting of demonstrations, classes and seminars, and a café/kitchen area and gift shop to serve visitors.

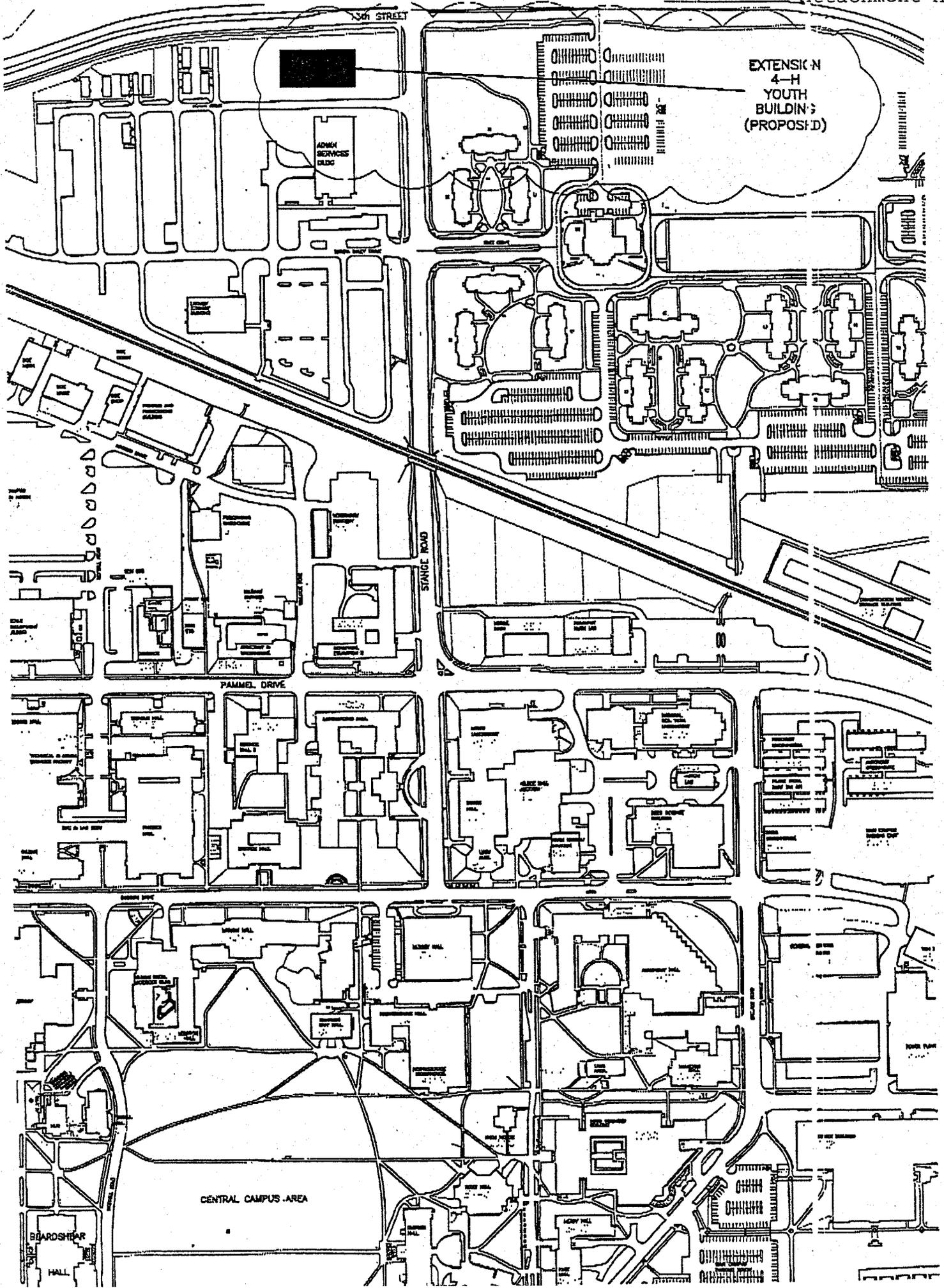
The University requests approval of an amendment (\$38,200) to the architectural agreement with Architects Smith Metzger to provide increased reimbursable expenses for the printing of additional bidding documents due to the interest by contractors in the project and to provide testing services during the construction phase. Approval of the amendment will not require an increase in the total project budget.

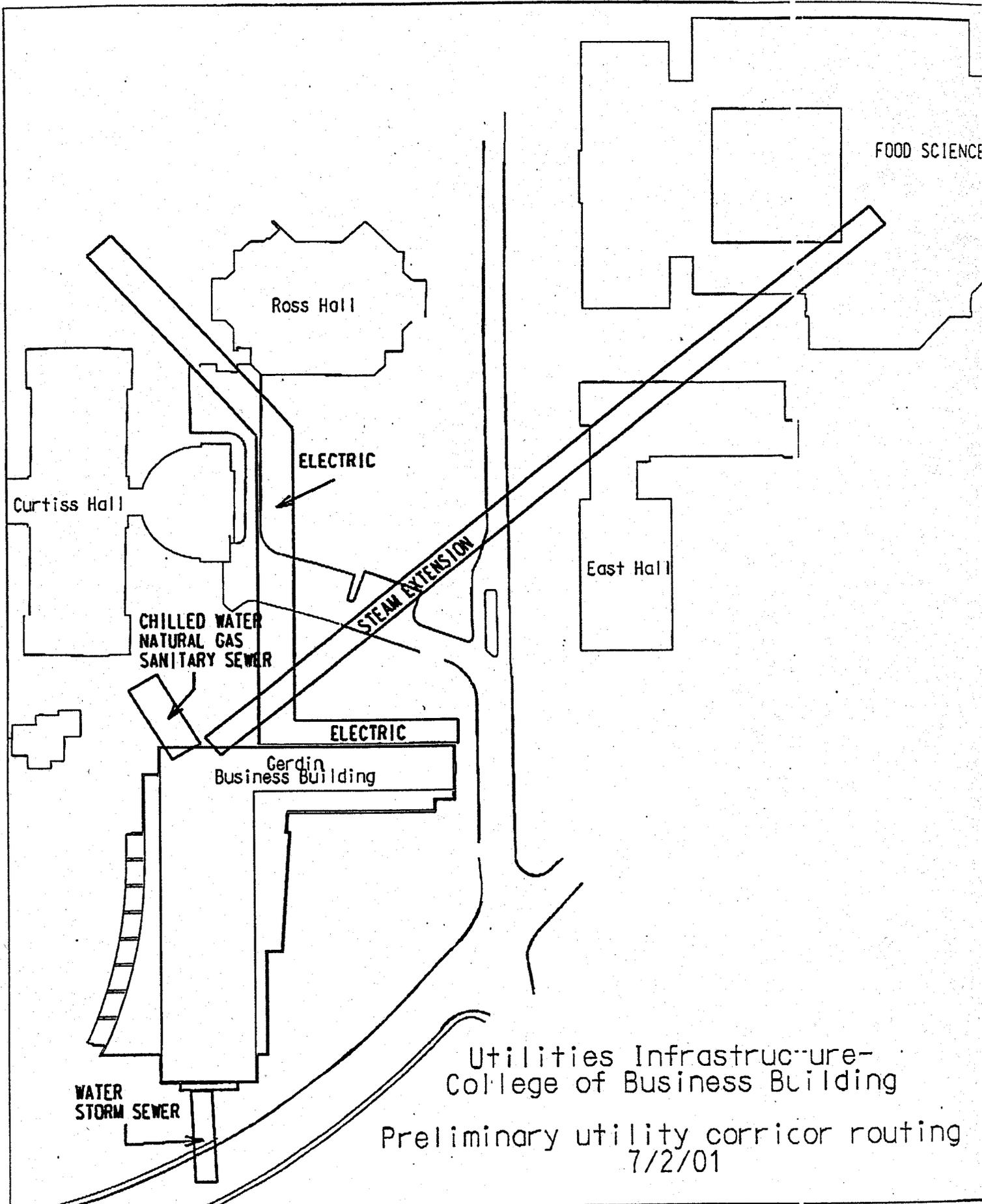
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Included in the University's capital register for Board ratification are project descriptions and budgets for six projects under \$250,000, three construction contracts awarded by the Executive Director, the acceptance of one completed construction contract, and one final report. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Joan Racki

Approved: 
Frank J. Stork





Utilities Infrastructure-
College of Business Building
Preliminary utility corridor routing
7/2/01